

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**

**WINDOW AND DOOR REPLACEMENT AT
BANCROFT ELEMENTARY SCHOOL**

Solicitation #: DCAM-15-CS-0124

**Addendum No. 3
Issued: April 30, 2015**

This Addendum Number 03 is issued by e-mail on April 30, 2015. Except as modified hereby, the Request for Proposals (“RFP”) remains unmodified.

Item #1

Clarifications: Below are additional clarifications regarding the scope of work and revised drawings and specifications. All referenced documents are available for download through the following link: <https://leftwichlaw.box.com/s/1dlxrq02jeqfu569j13bg1sr8ev6yzd8>.

1. Neither security screens nor insect screens are required.
2. Please provide an add price to remove and dispose of existing roller shade and to furnish and install new roller shades per attached specifications Section 122413.
3. All steel lintels are to be inspected, cleaned, primed with a zinc oxide primer and painted with a product that acts as a rust inhibitor. Reference specification section 05 9000 Metals Restoration Specification.
4. The following specifications and drawings have been updated and are available for download through the link above:
 - A. 06 2000 – woodwork.doc clarify basis of design for paint.
 - B. 23305 Specs: hazmat specification for the abatement categories.
 - C. Sheet A0300: Interior casing notes updated and clouded to clearly define scope.
5. Per Addendum 1, Item 3, Number 2, attached is a sketch showing support detail for reinstallation of the window AC units.

Item #2

Revised Schedule: The Contractor shall achieve Substantial Completion of the window installation work within 16 weeks of delivery of the windows.

Item #3

Requests for Information. Below is a list of questions and the Department's responses.

1. All existing window and exterior door interior wood trim paint is identified in Paragraph B.3.3 of the SOW to be lead-based. Does a copy of the testing results still exist? Please verify. If not, should testing be a part of the contract? Is there a known quantity for bidding purposes, or are we to treat ALL window and exterior door trim paint removal as an abatement? **RESPONSE: Offerors should assume that all building components identified in Section B.3.3 of the RFP contain hazardous materials and should be treated as such. Abatement specifications are available per Item 1, Number 4.B above.**
2. The existing wood "rose" circular window located in the tower above the 1933 addition's Newton Street entrance is called for in the construction drawings. Should the removal of the existing coats of paint on the existing wood frame to be refurbished be handled as a lead paint abatement? **RESPONSE: Yes, Offerors should assume that the existing paint is lead base and will require abatement per the specifications issued per Item 1, Number 4.B above.**

All existing caulk (exterior/interior) is identified in Paragraph B.3.3 of the SOW to be asbestos contaminated. Does a copy of the testing results still exist? Please verify. If not, should testing be a part of the contract? Is there a known quantity for bidding purposes, or are we to treat ALL window caulk removal as an abatement? This is an extremely important matter that impacts the safety of the workers performing the removal, as well as the school children that will be occupying the building during the performance of this task. **RESPONSE: Offerors should assume that all building components identified in Section B.3.3 of the RFP contain hazardous materials and should be treated as such. Abatement specifications are available per Item 1, Number 4.B above.**

3. Should an allowance be provided for the replacement of any deteriorated wall opening framing and substrate requiring replacement that may be encountered after the demo of the existing windows? **RESPONSE: The Department expects to carry in the contract an allowance against which such work may be charged using the unit rates bid by the Contractor. The value of such allowance will be determined following award.**
4. The Bancroft School's 1924 original school building and its 1933 additions are listed on the Historic Buildings Register. Should the exterior aluminum trim be a custom break to mimic a crown molding shape? Are there any drawings or examples of the original exterior wood trim of these two buildings? **RESPONSE: Please see sheet A0300 for the trim and panning details. All trim and panning profiles are standard Graham profiles. No custom profiles are designated.**
5. All existing wood transoms above exterior doors to be refurbished to their original condition. The locations and extent of refurbishment are not shown on the construction drawings provided. How should we price this work? **RESPONSE: Please see sheet A0300 reference window and door legend for areas to be restored vs. replaced.**

Door D1: per sheet A0300 New Transom (see detail)

Door D2: per sheet A0300 Restore Transom see notes
Door D3: per sheet A0300 Restore Transom see notes
Door D4: per sheet A0300 Restore Transom see notes
Door D5: per sheet A0300 Restore Transom see notes
Door D7: per sheet A0300 New Transom (see detail)
Door D9 per sheet A0300 New Surround (see detail)
Door D10:per sheet A0300 Restore Transom see notes

All restoration of transoms should include repair, patch, and painting. Where transom is to be restored, existing glass shall be replaced with laminated glass. Note: Door D10 (on floor 2) Existing Transom glass to remain.

6. Since there is no mention of the existing steel lintel angles outside of a Schedule of Unit Rates that is provided in the attachments of the solicitation listing steel lintel angles. Should we discover any existing steel lintel angles in a degenerative condition how will this be handled? To be fair to all bidders and the Owner a baseline quantity needs to be established for all items listed on the attached Schedule of Unit Rates to properly bid this work. Issuing a modification each time we come across this condition will be detrimental to an already tight project schedule, as we are limited to access to only two (2) classrooms or ancillary areas at a time during the execution of this contract. Should this condition be revealed intermittently during the performance of our work, the work would have to stop if a modification is required every time we come across it. Please advise. **RESPONSE: The Department expects to carry in the contract an allowance against which such work may be charged using the unit rates bid by the Contractor.**
7. The RFP page 7 of 25 call for the wooded trim and caulking to be abated. Since the windows will be replaced while school is in session how are we going to get clearance from DCPS safety to do this work since they don't allow to have abatement performed with kids in the room adjacent? Please advise. **RESPONSE: Offerors should assume that abatement activities must be performed after hours.**
8. The project schedule shown on RFP page 5 of 25 only shows the substation completion of the windows 6 weeks after delivery. What is the lead-time DGS is considering for the fabrication and delivery of the windows? What is the final completion date for the project? **RESPONSE: Please see Item #2 above.**
9. Can you please provide the amount of AC to remain in place? **RESPONSE: Window ACs to remain are indicated on the drawings. Please refer to the drawings.**

Item #4

Revised Form of Offer Letter: A revised form of offer letter is attached.

Item #5

The bid date remains unchanged. Proposals are due by **May 6, 2015 at 2:00 pm EDT.** Proposals that are hand-delivered should be delivered to the attention of: Alicia Norris, Contract Specialist, at **Frank D. Reeves Center, 2000 14th Street, NW, 8th floor, Washington, DC 20009.**

- End of Addendum No. 3 -

Attachment B

[Offeror's Letterhead]

[Insert Date]

District of Columbia Department of General Services
2000 14th Street, NW
Washington, DC 20009

Att'n: Mr. Jonathan Kayne
Interim Director

Reference: Request for Proposals
Window and Door Replacement at Bancroft Elementary School

On behalf of [INSERT NAME OF BIDDER] (the "Offeror"), I am pleased to submit this proposal in response to the Department of General Services' (the "Department" or "DGS") Request for Proposals (the "RFP") to replace windows and doors at Bancroft Elementary School. The Offeror has reviewed the RFP and the attachments thereto, any addenda thereto, and the proposed Form of Contract (collectively, the "Bid Documents") and has conducted such due diligence and analysis as the Offeror, in its sole judgment, has deemed necessary in order to submit its Proposal in response to the RFP. The Offeror's proposal, the Lump Sum Contract Price and Add Price for Roller Shades (as defined in paragraph A), and the Unit Rates (as defined in paragraph B) are based on the Bid Documents as issued and assume no material alteration of the terms of the Bid Documents. (Collectively, the proposal, the Lump Sum Contract Price, Add Price for Roller Shades, and the Unit Rates are referred to as the "Offeror's Bid".)

The Offeror's Bid is as follows:

A. The Lump Sum Contract Price is: \$ _____

Lump Sum Add Price for Roller Shades
Per Addendum 3, Item #1, Number2 \$ _____

The Offerors proposal is based on installation of the following type(s) of windows:

Manufacturer: _____ Model(s): _____

The Offerors proposal is based on installation of the following type(s) of doors:

Manufacturer: _____ Model(s): _____

The Offeror acknowledges and understands that the Lump Sum Contract Price is a firm, fixed price to fully complete the work shown on the drawings and specifications and that such amount

includes funding for work which is not shown on the drawings and specifications but which is reasonably inferable therefrom.

B. The Unit Rates are: \$(see attached schedule)

The Offeror acknowledges and understands that rates provided on the attached schedule are unit rates for the items indicated thereon.

C. In addition, the Offeror hereby represents that, based on its current rating with its surety, the indicated cost of a payment and performance bond is [INSERT PERCENTAGE].

The Offeror's Bid is based on and subject to the following conditions:

1. The Offeror agrees to hold its proposal open for a period of at least sixty (60) days after the date of the bid.

2. Assuming the Offeror is selected by the Department and subject only to the changes requested in paragraph 5, the Offeror agrees to enter into a contract with the Department on the terms and conditions described in the Bid Documents within ten (10) days of the notice of the award.

3. Both the Offeror and the undersigned represent and warrant that the undersigned has the full legal authority to submit this bid form and bind the Offeror to the terms of the Offeror's Bid. The Offeror further represents and warrants that no further action or approval must be obtained by the Offeror in order to authorize the terms of the Offeror's Bid.

4. The Offeror and its principal team members hereby represent and warrant that they have not: (i) colluded with any other group or person that is submitting a proposal in response to the RFP in order to fix or set prices; (ii) acted in such a manner so as to discourage any other group or person from submitting a proposal in response to the RFP; or (iii) otherwise engaged in conduct that would violate applicable anti-trust law.

5. The Offeror's proposal is subject to the following requested changes to the Form of Contract: **[INSERT REQUESTED CHANGES. OFFERORS ARE ADVISED THAT THE CHANGES SO IDENTIFIED SHOULD BE SPECIFIC SO AS TO PERMIT THE DEPARTMENT TO EVALUATE THE IMPACT OF THE REQUESTED CHANGES IN ITS REVIEW PROCESS. GENERIC STATEMENTS, SUCH AS "A MUTUALLY ACCEPTABLE CONTRACT" ARE NOT ACCEPTABLE. OFFERORS ARE FURTHER ADVISED THAT THE DEPARTMENT WILL CONSIDER THE REQUESTED CHANGES AS PART OF THE EVALUATION PROCESS.]**

6. The Offeror hereby certifies that neither it nor any of its team members have entered into any agreement (written or oral) that would prohibit any contractor, subcontractor or subconsultant that is certified by the District of Columbia Office of Department of Small and Local Business Enterprises as a Local, Small, Resident Owned or Disadvantaged Business

Mr. Jonathan Kayne

[DATE]

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Enterprise (collectively, "LSDBE Certified Companies") from participating in the work if another company is awarded the contract.

7. This bid form and the Offeror's Bid are being submitted on behalf of [INSERT FULL LEGAL NAME, TYPE OF ORGANIZATION, AND STATE OF FORMATION FOR THE OFFEROR].

Sincerely,

By: _____

Name: _____

Its: _____